

SUMMARY OF APPLICABLE ZONING REGULATIONS IN PORTER SQUARE

continued on reverse side

Residence B (B) District

A neighborhood residential district common in North and West Cambridge. In Porter Square, it is located along Orchard and Regent Streets and in much of the Agassiz Neighborhood and Neighborhood Nine. Institutional uses are generally not allowed.

Uses	One-family, two-family, and townhouse dwellings are permitted. Limited institutional uses are permitted where institutional or commercial uses are already established on the lot. Three-family and multifamily dwellings are non-conforming in this district.
Max. Height	35 feet (about three and a half residential stories).
Min. Setbacks	15-foot front yard, 20-foot rear yard, 20-foot sum of both side yards.
Max. Unit Density	One unit per 2,500 square feet of lot for the first two units, one unit per 4,000 square feet for additional units.
Max. Floor Area Ratio	0.5 for development on up to 5,000 square feet of lot area, 0.35 for development on any additional lot area.
Special Features	A special permit from the Planning Board is required for any townhouse development of six or more units.

Residence C-1 (C-1) District

A neighborhood residential district more commonly found in the eastern Cambridge neighborhoods. In Porter Square, it is located along Mt Vernon Street and east of Oxford Street in the Agassiz Neighborhood. Institutional uses are generally not allowed.

Uses	One family, two-family, townhouse, and multifamily dwellings are permitted. Limited institutional uses are permitted where institutional or commercial uses are already established on the lot.
Max. Height	35 feet (about three and a half residential stories); 40 feet for townhouses.
Min. Setbacks	Yard setbacks are determined by a formula (based on the height of the building and the length of the wall facing the lot line) with a 10-foot minimum front yard and a 20-foot minimum rear yard.
Max. Unit Density:	One unit per 1500 square feet of lot.
Max. Floor Area Ratio	0.75.
Special Features	In addition to the extra height, the townhouses are allowed an FAR of 0.825 for lots of 15,000 square feet or more. A special permit from the Planning Board is required for any townhouse development of twelve or more units.

Business A-2 (BA-2) District

A neighborhood commercial district created specifically for Massachusetts Avenue north of the Common. It is located just outside of Porter Square itself in Agassiz and North Cambridge.

Uses	All residential, institutional, office and most retail uses (excluding fast order food establishments) are permitted.
Max. Height	45 feet, with a setback required above 35 feet (four residential stories and three commercial stories).
Min. Setbacks	5-foot front yard, 20-foot rear yard, 10-foot side yards
Max. Unit Density	One unit per 600 square feet of lot area.
Max. Floor Area Ratio	1.0 for non-residential uses, 1.75 for residential uses.
Special Features	A front yard need not be any greater than that of an abutting building. A side yard may be waived where a neighboring building is located on its side property line.

SUMMARY OF APPLICABLE ZONING REGULATIONS IN PORTER SQUARE

continued from reverse side

Business C (BC) District

<i>A medium-density commercial district created specifically for Porter Square.</i>	
Uses	All residential, institutional, office and most retail uses (including fast order food establishments) are permitted.
Max. Height	55 feet (five residential stories and four commercial stories), except 35 feet within fifty feet of a residential district.
Min. Setbacks	No yards are required, except a 20-foot rear yard is required where a commercial lot abuts a lot in a residential district.
Max. Unit Density	One unit per 500 square feet of lot area.
Max. Floor Area Ratio	1.25 for non-residential uses, 2.0 for residential uses.

Massachusetts Avenue Overlay District

<i>The Overlay District modifies some provisions (not including use provisions) of the base districts in the Mass Ave Corridor: Business C and Business A-2 in Porter Square; Residence C-2, C-2A, and C-3 along Massachusetts Avenue from Shepard and Wendell Streets to the Common.</i>	
Height	60 feet is the maximum height permitted anywhere in the Overlay District. In base districts where maximum heights are lower than 60 feet, the lower height limit applies.
Floor Area Ratio Exceptions	Bays no deeper than three feet and no wider than six feet are not counted as Gross Floor Area if they do not cover more than 50% of the façade of a building.
Parking	No parking may be located between a building façade and any street or public park, across the entire length of the lot.
Active Uses	Active uses, which include any use allowed in the base district but exclude parking, must be established on the ground floor of any building facing Massachusetts Avenue or other principal street. These uses must be within four feet of grade, with retail required to be at-grade, and must have a minimum depth of twenty feet.
Design Features	<ul style="list-style-type: none"> a. Facades facing a street or park must consist of 25% clear glass, increasing to 50% on the ground floor where retail and/or office uses are established. b. Each separately leased space abutting a street must have a public door onto the street. c. The principal entrance to a building must face Massachusetts Avenue.
Rebuilding	Non-conforming buildings may be rebuilt without the usual limitations.
Project Review	Development larger than 6,000 square feet requires Large Project Review.